



CITY OF ROCKLIN
MINUTES OF
REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN REDEVELOPMENT AGENCY

JULY 9, 2002

TIME: 7:00 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The City Council convened at 7:00 p.m. in Memorial Park. Mayor Ken Yorde presiding.

Mayor Yorde welcomed everyone to the Grand Opening of the remodeled Memorial Park and introduced members of the City Council and other city officials. He invited everyone to enjoy refreshments.

2. Special Presentation

A short time later, Mayor Yorde invited John Thomas, President and Joe Maloof, Owner of the Kings to join him and made a special presentation to them congratulating the Sacramento Kings for an Award Winning Season.

Joe Maloof said a few words and thanked the citizens and the City of Rocklin for all their loyal support during the season.

Mayor Yorde adjourned the meeting from Memorial Park at 7:15 p.m. and reconvened the regular council meeting in council chambers at 7:30 p.m.

Chairman Yorde called the meeting of the Rocklin Redevelopment Agency to order at 7:30 p.m.

3. Councilmember Magnuson led the Pledge of Allegiance.
4. Roll Call:

Councilmembers: George Magnuson, Brett Storey, Peter Hill, Mayor Ken Yorde
Councilmember Kathy Lund arrived a few minutes after we reconvened.

Agency Members: Mr. Magnuson, Mr. Storey, Mr. Hill, Chairman Yorde
Mrs. Lund arrived a few minutes after we convened.

City Personnel: Carlos A. Urrutia, City Manager
Sabina D. Gilbert, City Attorney
Terry A. Richardson, Comm. Development Director
Larry Wing, Engineering Services Manager
Sherri Abbas, Planning Services Manager
Pete Guisasola, Chief Building Official
Mark Siemens, Chief of Police
Laura Webster, Senior Planner
Lt. Dave Johnstone, RPD
Lt. Stuart Davis, RPD
Tim Mrozinski, Fire Chief
Cindy Schaer, Economic Development Manager
Sandra Davies, City Clerk

Agency Personnel: Carlos Urrutia, Executive Director
Sandra Davies, Secretary

Commissioners: Harlin Smith, Mosquito Abatement

AGENDA REVIEW:

5. Move items #24 through #29 to before item #22.

CONSENT CALENDAR:

6. City Council, Redevelopment Agency, & Public Financing Authority Minutes of June 25, 2002
7. Accounts Paid List of 6/15/02 – 6/30/02
8. Treasurer's Report of May 2002
9. Building Department Monthly Inspection Report and Monthly Report/May 2002
10. Department of Public Works' Monthly Report/May 2002
11. Fire Department Monthly Report/May 2002
12. Monthly Facility Rental Report/May 2002
13. Police Department Monthly Management Report/May 2002
14. Ratification of Resolution No. 2002-224 of the City Council of the City of Rocklin Congratulating the Sacramento Kings for an Award Winning Season
15. Resolution No. 2002-225 of the City Council of the City of Rocklin Accepting Grant Deed for Public Utility Easement from Rocklin Unified School District, A Public School District to the City of Rocklin (A Portion of Sunset West Lot 51/ SD-92-04)
16. Resolution No. 2002-226 of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement (Whitney Oaks Phase III Parcel 73 Unit 40 (A Portion of SD-98-02))

17. Resolution No. 2002-227 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase III Parcel 73 Unit 40 (A Portion of SD-98-02) and Approving and Authorizing Execution of a Subdivision Improvement Agreement
18. Resolution No. 2002-228 of the City Council of the City of Rocklin Accepting Grant Deed for Pedestrian Easement from Whitney Oaks Community Association to the City of Rocklin (Whitney Oaks Phase III Parcel 67 Unit 34 (A Portion of SD-98-02))
19. Resolution No. 2002-229 of the City Council of the City of Rocklin Approving the Final Map of Whitney Oaks Phase III Parcel 67 Unit 34 (A Portion of SD-98-02) and Approving and Authorizing Execution of a Subdivision Improvement Agreement

Motion to approve the Consent Calendar by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Magnuson, Storey, Hill, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

OATH OF OFFICE:

20. Mayor Yorde called on Police Chief Siemens who gave a brief background on and introduced our new Police Officer Troy Vincent. Lt. Stuart Davis pinned on his badge. City Clerk Sandra Davies administered the Oath of Office.

CITIZENS ADDRESSING THE COUNCIL:

21. None.
Mayor Yorde called to hear items #24 through #29 next.

ORDINANCES:

24. First Reading & Publication: Ordinance No. 861 of the City Council of the City of Rocklin Amending Section 2.16.020 of Chapter 2 of the Rocklin Municipal Code Relating to Compensation of the City Clerk

Motion to Read By Title Only by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes:	Magnuson, Storey, Hill, Lund, Yorde
Noes:	None
Absent:	None
Abstain:	None

Motion to approve on First Reading by Councilmember Hill, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes:	Hill, Lund, Magnuson, Storey, Yorde
Noes:	None
Absent:	None
Abstain:	None

REPORTS FROM CITY OFFICIALS:

25. None.

ANNOUNCEMENTS/BRIEF REPORTS:

26. Councilmember Lund mentioned the special presentation given to the Kings earlier this evening at the park.

FUTURE AGENDA ITEMS:

27. None.

REDEVELOPMENT AGENCY ACTION:

28. Resolution No. 2002-206 of the Redevelopment Agency of the City of Rocklin Approving an Amendment to Sections 2.1 and 3 of the Disposition and Development Agreement for the Oak Court Subdivision (Mercy Properties California)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Hill.

Mayor Yorde recognized Frank Alva, 4155 Diego Way, Rocklin, who mentioned his concerns relating to the original conditions and modifications to the homes of the project not being included in this resolution and referred to previous Resolution No. 95-141.

City Manager Carlos Urrutia responded to the issue stating that tonight's resolution had nothing to do with the project conditions and that staff would bring back a report to Council on August 13th when item #22 listed above is heard.

Passed by the following roll call vote:

Ayes:	Magnuson, Hill, Lund, Storey, Yorde
Noes:	None
Absent:	None
Abstain:	None

29. Report from Executive Director – No report.

Mayor Yorde called for item #22 to be heard next.

PUBLIC HEARINGS:

22. Continued from June 11, 2002 – AGAIN THIS ITEM TO BE CONTINUED TO August 13, 2002

Resolution of the City Council of the City of Rocklin Modifying a Specific Plan Use Permit (Oak Court Subdivision SPU-94-17)

Council continued this item to August 13, 2002.

23. Continued from June 25, 2002 – North West Rocklin Annexation/Sunset Ranchos

Mayor Ken Yorde stated that he has owned property in the Ranchos since 1980 and would be abstaining on Item #23 due to a possible Conflict of Interest, called for a brief recess at 7:45 p.m., and turned the meeting over to Vice Mayor Kathy Lund when we return.

Vice Mayor Kathy Lund reconvened the meeting at 7:50 p.m. giving a brief introduction to the project and explained the procedure for tonight's hearing. She then opened the Public Hearing.

Planning Services Manager Sherri Abbas introduced the following speakers:

- Adrienne Graham, EIP Associates, to address the Environmental Impact Report.
- David Mohlenbrok, Senior Planner, to address the corrections and changes to the EIR.
- Laura Webster, Senior Planner, to provide an overview of the project, address the correspondence received after the Council packet was distributed and entitlements of the project.

Laura Webster began with a brief overview of the organization of the staff report and packet and the additional handouts referred to as Sections J & K of the staff report, both relating to issues raised since the packets were distributed. She referred to the photos and displays on the wall and gave a brief description of the project area. She mentioned the number of units and provided a brief overview of the lay-out of the project. She also discussed conditions that had been added to address school facility funding and restrictions on construction traffic.

Adrienne Graham of EIP Associates, gave a brief overview of the Final EIR and mentioned that some changes had been made but did not alter the conclusions of the Draft EIR. She went on to discuss the following:

- SR 65 Interchange construction and funding
- air quality conditions added by the Planning Commission
- applicants participation in air quality mitigation fund
- water agency agreement/water supply
- school fees
- Regional Retention Program
- on site retention
- Swainson Hawk mitigation at a .5 acre to 1 ratio

Dave Mohlenbrok described and spoke to issues in the EIR staff report relating to:

- format of findings/edits on green sheet (Section J of Staff Report Packet)
- overriding considerations
- Attachment 8 beginning on page H84 (Fiscal Analysis)
- Letter from Department of Fish and Game re: Swainson's Hawk, page H76 of the staff report

Laura Webster discussed the following issues:

- Changes to condition A. 4. on page D-9 re: Parcel K annexation into a CFD for the school district
- Modifications to page F19 of the Development Agreement relating to Affordable Housing
- Springfield issues with construction traffic
- Annexation resolution beginning on page B1
- General Plan Amendment Land Use changes on page C4
- General Plan Amendment/Parkway change from 4 to 6 lanes between the interchange and Sioux Street
- Bike lanes/Class 1 & Class 2 definitions
- General Development Plan Exhibit B on page D5, and Exhibit C beginning on page D35
- Height and story limitations for multi-family buildings discussed on page A14 on staff report and D69 of the General Development Plan
- Applicant request re: Height restrictions on Multi-family units page A114
- Staff recommendations re: multi-family Height on staff report page A16
- Multi-family site locations
- Correspondence from Herman Miller attachment 6 on page A128 and responses on pages A18 through A23
- Access to Parcel K/Emergency Access Only discussed on pages A23 and A24 of the staff report

- Attachment 7 Petition requesting that access to Parcel K be open public streets
- Conditions on page D68 and G13/may need to be revised depending on Council action
- Page A24 of staff report discusses Special Conditions requested for Parcel K. Applicant request to allow modified two story structures begins on page A140.
- Read yard no build set-back of 20 ft./Requested by Grupe differs from Parcel K request.
- Staff recommends that Parcel K conditions match Grupe's and restrict lots adjacent to Stanford Ranch to one story.
- Attachment 9 Springfield letter relating to stop-signs on Park Drive and construction traffic on Park Drive
- Traffic Committee review and recommendations described on page A38 of staff report.
- Design Guidelines resolution beginning on page E1
- Page F37 of Development Agreement (sites no currently owned by Grupe)
- Page F12 relating to Use of Eminent Domain
- Pages F12 and F13 relating to the six key points of the required Financing Plan:
 - Mello-Roos CFD
 - Northwest Rocklin Area Community Park Fee
 - Interchanges and Street B
 - Fire and Emergency Service
 - Reimbursement of Planning Costs
 - Reimbursement of Certain Roadway Construction Costs
- Page F15 required Phasing Plan for the project
- Page K2 revisions to Affordable Housing provision/number of units/disbursement
- High School site access page F20
- Fire Station No. 4 \$800,000 contribution
- Section G of packet Parcel K Development Agreement/density, open space, gated community (Parcel K access issue)
- Affordable Housing issues on page K2
- Discussion with Council re: implementation of Condition C.8 on page D11, relating to construction access/large deliveries/advanced approval/feasibility of road with gate with security officer/heavy equipment and workers/water trucks

Terry Richardson pointed out the restricted routes for construction equipment and construction workers.

Dan Nethercott from Grupe Company spoke to the following issues:

- honor memory of Leonard Ostrow
- brief introduction of the Grupe Company
- Master Planned communities
- project adding value to community and achieves goal
- project should be annexed to the City of Rocklin
- traffic circulation
- tax revenues
- schools
- parks, homes, trails
- Rocklin School District and school sites
- 2 million dollar contribution for recreation facilities in the City
- new fire station
- community supports plan

George Djan from Lowell & Associates Planners & Engineers, spoke to the following issues:

- preservation of open space
- 2000 oak trees/86% saved in permanent open space/low density among the rest of oak tree area
- The project is adjacent to land in Stanford Ranch. Proposed project is lower density.
- project benefits all of Rocklin/Class 1 trails & trails to connect with Whitney Oak trails
- parks to be built when subdivisions built
- schools and parking areas

Mr. Nethercott stated that the project exceeds City standards. He read into the record proposed language changes relating to the Swainson Hawk as follows:

“Prior to approval of improvement plans or grading activity, the applicant shall mitigate for the loss of Swainson’s Hawk foraging habitat by providing 0.5 acre of replacement Swainson’s Hawk habitat land for each acre of land to be developed. The mitigation may be in the form of conservation easements or fee title to an appropriate entity. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central Valley, from the Stanislaus River to Redding shall be deemed acceptable. Applicant shall verify that this condition has been met to the satisfaction of the Community Development Director.”

Also discussed was the height of multi-family structures being 35ft. or 40 ft. requested restriction by Grupe, two story vs. one story for homes adjacent to Stanford Ranch, lighting relating to 2 story houses adjacent to community park site and single story houses immediately adjacent to ball fields.

Councilmember Magnuson commented on 35 ft. vs. 40 ft. heights for multi-family and 3 story apartment buildings.

Steve Spain from Terrance Lowell & Associates spoke to the Parcel K issues of one story versus two story, and a 20 ft. no structure zone at the back of lots abutting Stanford Ranch. He also mentioned emergency access and pedestrian access for Parcel K.

Vice Mayor Lund called for a brief recess at 8:55 p.m. and reconvened the meeting at 9:00 p.m. She stated that speakers would be allowed to speak one time only for 3 minutes each.

Larry Stark, Assistant Superintendent of the School District, stated that they were in favor of the annexation. There are 2200 kids at RHS. The City and District should be within the same jurisdiction and not in the county area. The community approved on March 5th the 52M school bond for the high school in the Ranchos. There will be three elementary schools next to parks and one middle school.

Kim Moran, 3824 Coldwater Drive, spoke for the Springfield Board of Directors and Adult Community and addressed the issues of safety, traffic on Park Drive, and Park Drive being a major street.

Earl Brabb, 4377 Newland Heights Drive, expressed his displeasure and lack of trust for the Council and the Developer.

Sandy Shulman, representing Herman Miller, stated that they would be pleased to be annexed to the City of Rocklin and complimented Council for recognizing the concerns of the citizens.

Murial Moore, 3865 Coldwater Drive, spoke to the issues of the number of homes, adequate employment, and the fire station.

Nancy Pomeroy, 4953 Charter Road, stated her support for the annexation and spoke to the issue of not gating Parcel K, keeping access for kids on bikes, and keeping public access because Pebble Beach was cut off.

Kim Dunbar, 5325 Delta Drive, stated that the view had changed since she move here.

Mary Batista, 5239 Windham Way, stated that she supports the project and she supports the Council.

Gordon Havens, 4035 Kannasto Street, stated that he supports the annexation and has concerns relating to the City not having enough inspectors, construction issues, and the General Plan Update not being approved yet.

Joe Grille, 4146 Tahoe Vista Drive, spoke to the issues of traffic on Park Drive, access to Ranchos other than Park Drive, and City should take time with the project.

Councilmember Hill stated that the increase in population with this project would be about 11,000.

Councilmember Storey stated that Rocklin has always been planned to build-out at a population between 70,000 and 75,000 people, and that if real estate agents told citizens differently then they did not tell them the right information.

Phillip Scott, 2315 Holly Court, stated that he supports the Grupe recommendations and spoke to the issues of inadequate access to entire area, reduction in overall density, and school district attendance boundary.

Wayne Jensen, 4022 Legend Drive, spoke to the issues of the out-of-place pine tree antenna located on the site, traffic on Park Drive to Hwy 65, and opening Wyckford into Park Drive.

Lynne Craft, 5003 Bradford Drive, stated that she objects to the Parcel K proposal and spoke to the issues of access, Kali Place, and safety.

Robert Kobb, 5840 Pebble Creek Drive, speaking as President of the Chamber of Commerce, stated that they are in support of the project.

Marilyn Jasper, Sierra Club Board Member, referred to her letter dated July 9th and spoke to the issues of significant impacts not being addressed, air quality, stream run-off, native oaks, re-circulating the EIR, Clover Valley traffic problems, traffic survey, and preserving open space.

Larry Craft, 5003 Bradford Drive, stated that he is in favor of the project and addressed the issues of Parcel K being an open community, more than one access being necessary, public safety, and response times.

Steve Paul, 5380 Paragon Street, stated that he can understand the concerns of the Springfield folks, but likes the City's progression and growth and supports the project.

Tony Rakocija, 2724 Klamath Drive, addressed the issues of smart growth, 11,000 additional people, car trips being an on-going impact, new jobs, affordable housing, economic benefit, community facilities districts, and school district.

James Bartyllia, 4405 Newland Heights Court, stated that he trusts Council and supports the annexation, and spoke to the issues of construction traffic on Park Drive, Jake breaks on trucks, and building the road to Hwy 65.

Ken vonRegis, 2402 Kali Place, spoke to the issues of Kali Place with emergency access only, traffic on Pebble Beach, and Wyckford supporting the project.

Robyn Buzdon, 3900 Woodhouse Court, stated that the construction equipment has always been in the area and she supports the annexation.

Angelo Verneti, 2623 Deerwood Court, spoke to the issues of speeding on Park Drive and racing down the hill on Park Drive.

There being no further public comments, Vice Mayor Lund closed the Public Hearing and called for a brief recess at 9:50 p.m. She reconvened the meeting at 10:05 p.m.

Staff responded to issues and Council comments and questions relating to the following:

- Swainson's hawk mitigation and Fish and Games .5 to 1 ratio
- re-circulation of EIR not necessary/conclusions were not changed
- fiscal analysis report assumptions

Councilmember Storey thanked staff for their above and beyond efforts with the EIR issues of this project.

Council discussed the following issues and made decisions as indicated.

- 1) height of buildings/3 story
median height of 35 ft. or 40 ft.
locations across from parks and schools
Parcel 15 to stay 2 story
3 story to fit into topography
lots 4, 5, 8, 9, 10
Review Process

Council concurred with the following changes to page D69 (General Development Plan) to modify the language in Section 3.5.3(1) to read:

3.5.3 Special Regulations for Multi-Family Residential Zones

1. BUILDING HEIGHT INCREASES/USE PERMIT

The maximum height for principal buildings in the PD-20 zone shall be 30 feet and the maximum number of stories shall be 2, except that with a use permit approved by the Planning Commission and the City Council, the maximum allowable height may be increased up to 40 feet and the maximum number of stories may be increased up to 3 stories. Projects involving buildings greater than 30 feet in height and/or 3 stories require Design Review approval by the Planning Commission and the City Council.

- 2) height of residential units across from community park and high school sites/lights and over all activity

Council concurs with staff recommendation on page D67 for single story single family units next to commercial, the community park, and the high school. Retain the following language in Section 3.5.2 of the General Development Plan:

3.5.2 Special Regulations for Single-Family Residential Zones

5. SINGLE STORY AGAINST NON-RESIDENTIAL

When a commercial or other non-residential zoning district shares a common lot line with or is directly across the street from a single-family residential zoning district, the residential structures on lots closest to the commercial or non-residential district shall be limited to a single story slab on grade foundation not to exceed 20 feet in height.

6. SINGLE STORY AGAINST COMMUNITY PARK/
HIGH SCHOOL

When a single-family residential district shares a common lot line with or is directly across a street from the Community Park or High School sites, the residential structures on lots closest to the Community Park and High School sites shall be limited to a single story slab on grade foundation not to exceed 20 feet in height.

- 3) Kali Place pedestrian access. Council against closing roads. It creates emergency access and community problems.

Council concurred with leaving Kali Place as an open public street for vehicular and pedestrian access. Modified Condition 3.5.2(9) on page D68 of the General Development Plan to read:

3.5.2. Special Conditions for Single-Family Residential Zones

9. PARCEL K VEHICULAR ACCESS

Primary vehicular access to future development within the Parcel K planning area shall be provided by at least two points of access. The access points shall consist of one street that intersects with Wyckford Boulevard and the extension of Kali Place. These facilities shall be open non-gated public streets.

The Council also directed the deletion of item iv. on page G13 of the Draft Development Agreement for Parcel K (Chesbury Unit Trust) related to future processing of a gated community subdivision.

- 4) One story vs. two story backing up to Stanford Ranch
no windows on back side
land slopes upwards/20 foot no build setbacks

Council concurred with leaving the decision up to the developer to make the units fit to the land in the Ranchos and on Parcel K. Modified Section 3.5.2. (1) of the General Development Plan discussed on page A26 of the staff report and pages D66 and D67 of the draft ordinance to read as follows:

3.5.2. Special Regulations for Single-family Residential Zones

The following additional regulations shall apply to single-family residential:

1. PARCEL K and SUNSET RANCHOS PLANNING AREAS/
ADJACENT TO STANFORD RANCH

Residences constructed on lots within the Sunset Ranchos and Parcel K Planning Areas that are located immediately adjacent to Stanford Ranch, shall also be restricted to the following standards. These standards supercede the standards contained in the chart in Section 3.5.1. where applicable.

Rear Setback (primary structures in Parcel K only)(a)(b)	60 feet
Min. Lot Depth	125 feet

- a. Patio covers that are open on at least two sides shall be permitted to encroach within 60 foot setback.
- b. Section 17.08.030. C. shall not apply to these lots.

5) Approval of proposed Swainson's Hawk mitigation language, page D31.

Modify Condition O.6. in Exhibit B of the General Development Plan to read:

Prior to approval of improvement plans or grading activity, the applicant shall mitigate for the loss of Swainson's Hawk foraging habitat by providing 0.5 acre of replacement Swainson's Hawk habitat land for each acre of land to be developed. The mitigation may be in the form of conservation easements or fee title to an appropriate entity. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central Valley, from the Stanislaus River to Redding shall be deemed acceptable. Applicant shall verify that this condition has been met to the satisfaction of the Community Development Director.

6) Parcel K Annexation into Rocklin Unified School District Community Facilities District, page D9.

Modify Condition A.4. in Exhibit B of the General Development Plan to read:

- 4. a. A Large Lot Tentative Subdivision Map shall be required as the first subsequent entitlement for the residential portion of the Sunset Ranchos Planning Area. Prior to recording the Final Large Lot Map, the residential portion of the Sunset Ranchos Planning Area shall be annexed into a CFD for the Rocklin Unified School District.
- b. Prior to recording a Final Small Lot Subdivision Map for Parcel K, the developer shall cause the property to be annexed into a CFD for the Rocklin Unified School District.

7) Modifications to Affordable Housing provision in Grupe Development Agreement (page F19 to be consistent with language proposed on page K2-blue memo)

Modify Section I on page F19 of the Development Agreement with Sunset Ranchos Investors LLC to read:

Affordable Housing

At least 10% of the dwelling units constructed in the Project shall be Affordable Units. "Affordable Units" means a combination of very low income (50% of the Placer County median income), low income (80% of the Placer County median income) and moderate income (81% to 120% of the Placer County median income) households. To satisfy this requirement, each residential small lot tentative subdivision map and each multifamily Subsequent Approval shall be conditioned to provide 10 percent of the proposed units as Affordable Units or demonstrate where the Affordable Units will or have been provided elsewhere in the Sunset Ranchos Planning Area to meet the respective allocation.

To ensure that Affordable Units in each income category are provided, and to avoid an over – concentration of Units in any one Development Area, the following requirements shall apply:

1. At least 80% of the Project's total required Affordable Units shall be affordable to very low income and/or low income households.
2.
 - a) At least 25% of the Project's total required Affordable Units shall be constructed within Development Areas designated for single family residential development.
 - b) Not more than 40% of the units within any one single family residential Development Area shall be for low and/or very low income households.
3. The remaining (up to 75%) of the Project's total required Affordable Units shall be dispersed within the Development Areas designated for multifamily development. Unless developed as seniors only projects, Development Areas 8, 9 and 10 shall not have more than 50% low and/or very low income units. Development Areas 4, 5 and 15 may have up to 100% moderate, low and/or very low income units.
4. At City's option, any Affordable Units proposed by Developer for low income or moderate income households shall be made available and affordable to very low income households if City makes available to Developer or the purchaser a housing subsidy.

5. Developer shall satisfy this Affordable Housing obligation by construction of both “for sale” units and rental units. Developer shall be entitled to apply for and participate in any and all of the City’s affordable housing programs, including the density increase incentive program (RMC Chapter 17.96) to meet its obligations.
6. Notwithstanding the foregoing, Developer shall not be required to construct any Affordable Units prior to the issuance of the 500th residential building permit within the Project. Prior to the issuance of any further residential building permits for market rate units, Developer shall provide evidence to the City that not less than 50 Affordable Units have been constructed or are under construction consistent with the above requirements.

The above obligations shall satisfy Developer’s obligations to provide affordable housing for the residential portion of the Project. City agrees that no additional affordable housing obligation will be imposed on Developer in connection with residential development in the Project.

- 8) Springfield stop signs – to be done by Public Works.

Kyle Masters from the Grupe Company spoke to the following issues:

- building high school first/1000 lots by school
- Phase I at east end/custom lots
- construction equipment access from Sioux Street
- road construction from west to east
- no significant traffic issues
- agrees with staff recommendations

Councilmembers Hill, Magnuson, and Storey all made brief comments. Vice Mayor Lund stated that she had met with Springfield representatives and the developer prior to this meeting and the issues discussed were Jake brake signs and construction access through a senior development.

- A. Resolution No. 2002-230 of the City Council of the City of Rocklin Certifying a Final Environmental Impact Report, Making Findings of Overriding Considerations, Approving a Mitigation Monitoring Program and Directing the Environmental Coordinator to File a Notice of Determination (North West Rocklin Annexation (Sunset Ranchos)/ EIR-2002-02)

Motion to approve as amended incorporating revisions proposed by staff in Section J of the staff report packet by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Lund
Noes: None
Absent: None
Abstain: Yorde

- B. Resolution No. 2002-231 of Application By the City Council of the City of Rocklin Requesting the Local Agency Formation Commission to Take Proceedings for the Annexation of Certain Territory to the City of Rocklin (North West Rocklin Annexation/Sunset Ranchos AN-98-03)

Motion to approve by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Lund
Noes: None
Absent: None
Abstain: Yorde

- C. Resolution No. 2002-232 of the City Council of the City of Rocklin Approving an Amendment to the Land Use and Circulation Elements of the General Plan of the City of Rocklin (North West Rocklin Annexation/Sunset Ranchos GPA-99-04)

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Hill, Lund
Noes: None
Absent: None
Abstain: Yorde

- D. First Reading & Publication: Ordinance No. 858 of the City Council of the City of Rocklin Approving a Pre-zoning to Planned Development and Adopting a General Development Plan (Northwest Rocklin Annexation Area/PZ-99-03, PDG-99-02)

Motion to Read By Title Only by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Lund
Noes: None
Absent: None
Abstain: Yorde

Motion to approve as amended on First Reading by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Lund
Noes: None
Absent: None
Abstain: Yorde

- E. Resolution No. 2002-233 of the City Council of the City of Rocklin Approving the North West Rocklin Annexation Area Design Guidelines (Design Review DR-2002-06)

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Lund
Noes: None
Absent: None
Abstain: Yorde

- F. First Reading & Publication: Ordinance No. 859 of the City Council of the City of Rocklin Approving a Development Agreement By and Between the City of Rocklin and Sunset Ranchos Investors, LLC, Relative to the Development Known as the Sunset Ranchos Planning Area of the Northwest Rocklin Annexation Area (Grupe Development/DA-2001-01)

Motion to Read By Title Only by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Hill, Lund
Noes: None
Absent: None
Abstain: Yorde

Motion to approve as amended on First Reading by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Hill, Lund
Noes: None
Absent: None
Abstain: Yorde

- G. First Reading & Publication: Ordinance No. 860 of the City Council of the City of Rocklin Approving a Development Agreement By and Between the City of Rocklin and Chesbury Unit Trust Relative to the Development Known as Parcel K (Parcel K/DA-2002-02)

Motion to Read By Title Only by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Lund
Noes: None
Absent: None
Abstain: Yorde

Motion to approve as amended on First Reading by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Lund
Noes: None
Absent: None
Abstain: Yorde

ADJOURNMENT:

30. Redevelopment Agency Meeting adjourned at 11:25 p.m. by Vice Chairman Lund.
31. City Council Meeting adjourned at 11:25 p.m. by Vice Mayor Lund.

City Clerk

APPROVED:

Ken Yorde, Mayor